

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 17, 2026 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance to approve a a Land Use Plan Amendment – Bole Park Planning District (LU2025-10-01).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align:center">√ Ordinance Resolution</p>	<p style="text-align:right">Delphone Hubbard City Manager</p>
<hr/> <p style="text-align:right">SYNOPSIS</p>	To amend the Land Use Plan Map in the Boyle Park Planning District for Lot 18 of the Hopson & Sachs Addition.	
<p style="text-align:right">FISCAL IMPACT</p>	None.	
<p style="text-align:right">RECOMMENDATION</p>	Staff recommends approval of the amendment request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, and 1 absent.	
<p style="text-align:right">BACKGROUND</p>	<p>The request is for a Land Use Plan Amendment from Office (O) to Neighborhood Commercial (NC). The application is pursued concurrently with a rezoning application, File No. Z-10243, request from Quiet Office Zoning District (O-1) to Neighborhood Commercial Zoning District (C-1).</p> <p>The subject site is 1.11 acres of wooded, undeveloped land. The site has 245 feet of frontage along John Barrow Road and directly abuts a single-family cul-de-sac development along its west boundary. To the north, the site abuts a parking lot and to the south wooded, undeveloped land owned by the applicant.</p> <p>All neighborhood associations registered with the City of Little Rock were notified of the request prior to the Planning Commission meeting.</p>	

**BACKGROUND
CONTINUED**

The proposed land use changes are aligned with the Boyle Park Planning District development principles, which include the prioritization of residential development for undeveloped land, improving street infrastructure, developing facilities for all modes of transportation, retaining land in environmentally sensitive areas as open space, especially along Rock Creek, and limiting commercial development along John Barrow Road and Kanis Road.

Staff supports the proposed Land Use Plan Amendment in the Boyle Park Planning District from Office (SO) to Neighborhood Commercial (NC) and recommends approval.

The Planning Commission reviewed this request at their January 8, 2026, meeting, and there were two (2) objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.